

091.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

961,000 / 961,000

USE VALUE:

961,000 / 961,000

ASSESSED:

961,000 / 961,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PIRONE JOSEPH V/ANN MARIE	
Owner 2:	
Owner 3:	

Street 1: 146 WOODSIDE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LYDON GERARD T-ETAL -

Owner 2: LYDON JEANNE CALLAHAN -

Street 1: 146 WOODSIDE LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,190 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1986, having primarily Clapboard Exterior and 2494 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9190		Sq. Ft.	Site		0	70.	0.76	5									486,991						487,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9190.000	474,000		487,000	961,000		58699
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

PREVIOUS ASSESSMENT								Parcel ID	091.0-0003-0011.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,900	0	9,190.	487,000	960,900	960,900	Year End Roll	12/18/2019
2019	101	FV	354,300	0	9,190.	493,900	848,200	848,200	Year End Roll	1/3/2019
2018	101	FV	354,300	0	9,190.	368,700	723,000	723,000	Year End Roll	12/20/2017
2017	101	FV	354,300	0	9,190.	333,900	688,200	688,200	Year End Roll	1/3/2017
2016	101	FV	354,300	0	9,190.	320,000	674,300	674,300	Year End	1/4/2016
2015	101	FV	345,300	0	9,190.	271,300	616,600	616,600	Year End Roll	12/11/2014
2014	101	AB	345,300	0	9,190.	257,400	602,700	602,700		3/11/2014
2014	101	FV	370,100	0	9,190.	257,400	627,500	627,500	Year End Roll	12/16/2013

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYDON GERARD T-	43622-576		8/30/2004		578,000	No	No		
	20895-441		12/1/1990		250,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/23/2018	474	New Wind	18,000	C					11/20/2018	Inspected	CC	Chris C											
6/4/2014	619	Re-Roof	5,500						11/8/2018	MEAS&NOTICE	BS	Barbara S											
4/1/2011	221	Manual	1,328						2/4/2014	Meas/Inspect	PC	PHIL C											
6/18/2001	411	Re-Roof	5,600	C					9/23/2005	MLS	BR	B Rossignol											
									11/30/2004	MLS	MM	Mary M											
									4/8/2000	Inspected	264	PATRIOT											
									3/14/2000	Measured	263	PATRIOT											
									12/1/1991		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA _____



Prior Id # 1:	58699
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	05 - Garrison	1	Rating: Average	Full Bath:	1	Rating:	A Bath:	PDAS OF-SINK IN BMT.																			
Sty Ht:	2 - 2 Story			A 3QBth:	1	Rating: Good																					
(Liv) Units:	1	Total: 1		1/2 Bath:	1	Rating: Average																					
Foundation:	1 - Concrete			A HBth:		Rating:																					
Frame:	1 - Wood			OthrFix:	1	Rating: Fair																					
Prime Wall:	2 - Clapboard			OTHER FEATURES																							
Sec Wall:		%		Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units: 1																			
Roof Struct:	1 - Gable			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
Roof Cover:	1 - Asphalt Shgl			Fpl:	1	Rating: Fair		RESIDENTIAL GRID																			
Color:	BLUE			WSFlue:		Rating:		Other																			
View / Desir:				CONDO INFORMATION																							
GENERAL INFORMATION				Total Units:				Upper																			
Grade:	C+ - Average (+)			Floor:				Lvl 2																			
Year Blt:	1986	Eff Yr Blt:		% Own:				Lvl 1																			
Alt LUC:		Alt %:		Name:				Lower																			
Jurisdct:	G12	Fact:	.	DEPRECIATION																							
Const Mod:				Phys Cond:	GD - Good	12.	%	REMODELING																			
Lump Sum Adj:				Functional:			%	No Unit	RMS	BRS	FL	RES BREAKDOWN															
INTERIOR INFORMATION				Economic:			%	1	9	4																	
Avg Ht/FL:	STD			Special:			%																				
Prim Int Wall:	1 - Drywall			Override:			%																				
Sec Int Wall:		%		CALC SUMMARY																							
Partition:	T - Typical			Total:	12.1	%	COMPARABLE SALES																				
Prim Floors:	3 - Hardwood																										
Sec Floors:		%		Basic \$ / SQ:	135.00																						
Bsmnt Flr:	4 - Carpet			Size Adj.:	1.18030298																						
Subfloor:				Const Adj.:	1.00999999																						
Bsmnt Gar:				Adj \$ / SQ:	160.934																						
Electric:	3 - Typical			Other Features:	93425																						
Insulation:	2 - Typical			Grade Factor:	1.10																						
Int vs Ext:	S			NBHD Inf:	1.00000000																						
Heat Fuel:	1 - Oil			NBHD Mod:																							
Heat Type:	3 - Forced H/W			LUC Factor:	1.00																						
# Heat Sys:	1			Adj Total:	539206																						
% Heated:	100	% AC:	100	Depreciation:	65244																						
Solar HW:	NO	Central Vac:	NO	Depreciated Total:	473962																						
% Com Wall:		% Sprinkled:		WtAv\$/SQ:		AvRate:	Ind.Val																				
MOBILE HOME				Juris. Factor:	1.00	Before Depr:	177.03																				
Make: [] Model: [] Serial #: [] Year: [] Color: []				Special Features:	0	Val/Su Net:	143.46																				
SPEC FEATURES/YARD ITEMS				Final Total:	474000	Val/Su SzAd:	239.39																				
PARCEL ID 091.0-0003-0011.0																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y		18X10	A	AV	1980		0.00	T	31.2	101														
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE											
AssessPro Patriot Properties, Inc																											